

QA-636
101 River View Road
Stevensville vicinity, Queen Anne's County

Constructed ca. 1915
Private

SUMMARY DESCRIPTION

The site at 101 River View Road is located at the very tip of Love Point on the north end of Kent Island. With the waters of the Chesapeake Bay lapping on the western boundary and the Chester River flowing on to the lot's eastern shore, the lot is largely open and empty. The weather-beaten wooden bathhouse stands alone in the middle of the property, surrounded by sidewalks that lead to vanished destinations. A small modern summer home stands at the very tip of the point. Following the remnants of a road on the western edge of the property down to the water's edge, large boulders can be seen to surround the point, one of many efforts to halt the constant erosion of the property. Remnants of concrete steps that led from the point down to a pier on the Chester River can also be seen along the eastern shoreline.

SUMMARY STATEMENT OF SIGNIFICANCE

This property was one of those held by the Love Point Land and Improvement Company of Caroline County in the early 1900s. Drawing prospective buyers from the pool of visitors to the already established Love Point Hotel, they promoted the area as a summer resort easily accessible by ferry from Baltimore. The house that was once located on this lot would have been built during the first wave of development and used by Baltimore residents fleeing the heat of the city. The bathhouse alone remains, but its distinctive clinker siding, most often used on Boston whalers of New England, makes it a unique architectural element on the landscape. It not only speaks to an earlier time, but increases the association of the area with the water that supported so many local residents. With the toppled concrete steps leading to the remnants of an old seawall and pier on east shore of the lot, the site also reveals much about the continuing erosion of the point as it loses several yards of ground per year to the tidal waters that surround it.

Maryland Historical Trust

Maryland Inventory of

Historic Properties Form

Inventory No. QA-636

1. Name of Property

(indicate preferred name)

historic 101 Riverview Road

other

2. Location

street and number 101 Riverview Road not for publication

city, town Stevensville, Kent Island X vicinity

county Queen Anne's

3. Owner of Property

(give names and mailing addresses of all owners)

name Sharrin McGrane Jones (with Barbara McGrane and Gloria McGrane))

street and number 16 Silver Hill Court telephone 410-931-9241

city, town Perry Hall state MD zip code 21128

4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber SM 1525 folio 443

city, town Stevensville tax map 41 tax parcel 4 tax ID number 04-008448

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function	Resource Count
district	public	agriculture	Contributing
X building(s)	X private	landscape	Noncontributing
structure	both	commerce/trade	1
site		defense	
object		X domestic	
		education	
		funerary	1
		government	1
		health care	
		industry	
		recreation/culture	
		religion	
		social	
		transportation	
		work in progress	
		unknown	
		vacant/not in use	
		other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. QA-636

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This building, a bathhouse for a larger house now gone, is located on the northern-most tip of Love Point on Kent Island, located in Queen Anne's County, Maryland. The small wood building is rectangular in shape, with peeling white paint and a gabled roof that appears to have been recently redone with brown asphalt shingles. The eaves have enclosed rafters, giving the small shed a solid, sturdy appearance. The building stands alone in the middle of a large lawn on a concrete slab, which extends to a small sidewalk on the south side and a patio on the east. The structure's west and north sides face the Chester River and Chesapeake Bay, respectively, while the other two sides face inland.

Two doorways are located asymmetrically on the south wall, both containing a solid wood door and white metal storm door. There are also three windows, one centered on the west face, while the remaining two are on the north wall, directly opposite the doorways on the south. All of the windows are full-sized, one-over-one wooden sash type, covered by white metal storm windows. Evidence suggests that there might also have been a window on the east face, which is now covered in plywood. The presence of hinges also suggests that shutters probably flanked each of the windows at one time.

The wood drop siding is fashioned in what is known as the six-inch Boston clinker style, which has a false rounded bevel that gives each board the appearance of two two-and-a-half inch clapboards.¹ The white paint that once covered the siding has mostly peeled away, exposing bare wood to the elements. Plywood has replaced the original wood siding from the ground to approximately knee height on three sides, while the fourth (east) side has been entirely covered with plywood from the ground to the gabled roofline. The boards on the west and north walls appear to have suffered more extensive damage than the south wall, probably due to their offshore exposure. Several boards are missing from around the window on the west, while the missing boards on the north face are less visible due to an overgrowth of shrubbery and a large propane tank standing at the northwest corner.

The interior of the building appears to have once been divided into two rooms by a single board partition, which would have made the east room approximately half the size of the west room. The walls and ceiling are covered with beaded paneling. The current use appears to be for storage and restroom/bathing facilities.

The site also includes the remnants of a concrete staircase to the east of where the building stands. The stairs originally gave access from the lawn down to a pier located on the Chester River, but have collapsed due to the continuing erosion of the shoreline. The pier itself has also collapsed, leaving only pilings along with the remains of an older wood seawall running parallel to the eastern shoreline.

¹ www.blueoxmill.com

8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates 1910-current

Architect/Builder unknown

Construction dates 1915

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

This site is one of the few remaining locations that retain evidence of the area's history as a summer resort. From the bathhouse with its original wood siding and traces of the original interior, to the disintegrating steps leading from the top of the point down to the pier, it stirs current imagination about how former residents spent their days in and on the water and beaches of the Chesapeake Bay.

From the time it was first settled in the early 17th century, the northern tip of Kent Island has been known as Love Point. Kent Island as a whole was divided into plantations and farms upon its settlement in the early 17th century. The land was first used for growing tobacco, then switched to wheat and corn when the market for tobacco flagged. The 89 acres located on the point was known early on as Love Point Farm and kept this name until its purchase by developers in 1901. The Love Point Land and Improvement Company of Caroline County purchased the farm from Gustav and Annie Holz, and subsequently divided it into 328 lots in a plat filed in 1910.² The undeveloped lots were to be sold subject to building restrictions in the form of a variable minimum cost per dwelling, usually \$500 to \$1,000, and a minimum building setback of 15 feet from the street. The property was adjacent to the Love Point Hotel, a beach resort first developed around 1900. A pier located south of the hotel on the Chester River welcomed steamers hailing from Baltimore's Light Street dock on a regular basis. A train was also available at Love Point beginning in 1902 to shuttle arrivals from Baltimore down Kent Island and across the Delmarva Peninsula to beaches along the Atlantic shore.

The resort area not only covered the hotel, pier, and former Love Point Farm, but also another 335-lot development planned on the Chesapeake Bay side of the Point. The Love Point Beach and Park Company, who also held title to the Love Point Hotel, acquired the land for this development in 1911. Between these two resorts, the year-round population grew large enough to support a one-room schoolhouse from 1915 until 1932.³ While the Love Point Hotel continued to operate throughout this period, business was sporadic, leading its owners to default on the mortgage three times between 1916 and 1923.⁴ Love Point Land and Improvement Company itself lost more than half of its property due to a mortgage default in 1917.⁵ Since the developments were first plotted, lots have also been lost due to erosion of the shoreline as documented by USGS maps of Kent Island. The mortgage default of the Land and Improvement Company noted that some of the lots had already washed away by the time of its default in 1917.⁶ Although investors were to have varying levels of success with properties on Love Point, the lots purchased and developed by individuals for their own use gained a place in the isolated community that is highly valued today.

² Queen Anne's County Land Records, liber SS 7, folio 590-1.

³ Property purchased by the Board of School Commissioners in 1915, liber WFW 7, folio 377; classes ceased in 1932 per information pieced together from newspaper clippings from Kent Island Heritage Society files.

⁴ Janet Freedman, *Kent Island: The Land That Was Once Eden* (Baltimore: Maryland Historical Society, 2002), p. 33.

⁵ Queen Anne's County Land Records, liber WFW 11, folio 380.

⁶ Queen Anne's County Land Records, liber WFW 11, folio 380.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name 101 Riverview Road
Continuation Sheet

Number 8 Page 1

Erosion has played a large part in the history of this property. The original house was torn down within the last 30 years, possibly because the house was perilously close to collapsing into the Chester River. Traces of the house foundations can still be seen southeast of the remaining structure. Neighbors recall that the small building was once the bathhouse for residents of the house. It is possible that the steps and pier were used partially for commercial purposes as one of the former owners of the property was Mr. John T. McNaney, a local oyster merchant.⁷ The steps now lay on the beach where they fell as a reminder not only of times past, but also of the continually changing face of the shoreline on Love Point.

⁷ From the copy of an advertisement in Kent Island Heritage Society files.

9. Major Bibliographical References

Inventory No. QA-636

Freedman, Janet. *Kent Island: The Land That Was Once Eden*. Baltimore, MD: Maryland Historical Society, 2002.
Kent Island Heritage Society files
McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 2005.
Queen Anne's County Land Records

10. Geographical Data

Acreage of surveyed property	1.58 acres	
Acreage of historical setting	1.58 acres	
Quadrangle name	Love Point	Quadrangle scale: 1:24,000

Verbal boundary description and justification

This lot is referenced in liber SM 1525, folio 443, as being the lot laid down on a plat filed by J.R. McCrone, Jr., Inc., in liber CWC 82, folio 367, which contains 2.03 acres, less 0.61 acres deeded to Nickolas and Thekla Pantazes. Using the original Love Point Land and Improvement Company of Caroline County block and parcel numbers as filed in liber SS 7, folio 590-1, this parcel includes Lots 1, 2, 3, 16, and 17 in Block 1; part of Lot 1 in Block 19; and that portion of River View Avenue that separated the blocks between the above referenced lots. An easement for access to Love Point Road via lots 4, 5, and 6 in Block 1 is also included in the deed. The structure itself is located on Lot 1, Block 19.

11. Form Prepared by

name/title	Susan Detherage and Amanda R. Apple, Historic Preservation Planner		
organization	QA Co. Dept. of Land Use, Growth Management & Environment date 7/30/08		
street & number	160 Coursevall Drive	telephone	410-758-1255
city or town	Centreville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name 101 Riverview Road

Continuation Sheet

Number 9 Page 1

-
- Dec. 14, 2005 SM 1525/443
Transfer to Gloria McGrane, Sharrin McGrane-Jones and Barbara McGrane
From Gloria McGrane, personal representative
Estate of Saul J. McGrane
Parcel 1: Plat by McCrone Aug. 1973, 2.03 ac. CWC 82/367
Parcel 2: Lots 4, 5, 6, Block 1
Ref: Plat of Love Point Land & Improvement Co. SS7/590-591
- Nov. 1, 1978 MWM 158/747
Transfer to Saul J. McGrane
From Stockbridge Realty, Inc.
\$60,000
Parcel 1: Plat by McCrone Aug. 1973, 2.03 ac. CWC 82/367
Parcel 2: Lots 4, 5, 6, Block 1
- Oct. 7, 1977 CWC 127/135
Transfer to Stockbridge Realty, Inc.
From Saul J. McGrane and Nikolas Pantazes
Parcel 1: Plat by McCrone Aug. 1973, 2.03 ac. CWC 82/367
Parcel 2: Lots 4, 5, 6, Block 1
- Dec. 30, 1975 CWC 100/404
Transfer to Saul J. McGrane and Nikolas Pantazes
From John E. Miller
Parcel 1: Plat by McCrone Aug. 1973, 2.03 ac. CWC 82/367
Parcel 2: Lots 4, 5, 6, Block 1
- Parcel 1**
Mar. 18, 1974 CWC 82/363
Transfer to John E. Miller
From James E. Thompson, personal representative
Estate of Mary E. Clifford
Ref: Wills MEW 1/238
Lots 1, 2, 3, 7, 16, 17, and parts of 11, 8, 9, Block 1, and part of Lot 2, Block 19
- Apr. 8, 1940 ASG 2/501
Transfer to Mary E. Clifford
From Mary McNaney, widow
1. Lots 1, 2, 3, 7, 8, 9, 10, 11, 16, 17, Block 1
2. Strip of ground behind Lots 1, 2, 3, Block 1
3. Addition to Lot 1, Block 1
4. Lots 1, 2, Block 1

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Continuation Sheet

Number 9 Page 2

Parcels 1, 2, 3, 4

July 12, 1910	SS 8/331 Transfer to John T. McNaney From Love Point Land and Improvement Co. Lease of property beside Lot 1, Block 1
Aug. 25, 1911	WFW 1/205 Transfer to John T. McNaney From Love Point Land and Improvement Co. Lots 1, 2, 3, 4, 5, 6, Block 3
Sept. 30, 1915	WFW 7/562 Transfer to John T. McNaney From Clara A. Boland Lots 16, 17, Block 1
Jan. 28, 1913	WFW 3/109 Transfer to Clara A. Boland From Love Point Land and Improvement Co. Lots 16, 17, Block 1
Sept. 30, 1915	WFW 7/561 Transfer to John T. McNaney From Love Point Land and Improvement Co. Property behind Lots 1, 2, 3, Block 1
Jan. 21, 1931	BHT 12/357 Transfer to John T. McNaney From Edward H. Mester and Mary C. Mester, his wife Lots 7, 8, 9, 10, 11, Block 1
July 25, 1919	JFR 5/168 Transfer to Edward H. Mester and Mary C. Mester, his wife From D. Beniah Tharp and Nora Tharp, his wife \$800 for lots including Lots 7, 8, 9, 10, 11, Block 1
Jan. 10, 1918	WFW 11/300 Transfer to D. Beniah Tharp and Nora Tharp, his wife From Alfred Lee Tharp, assignee Will of John T. McNaney Ref: Orphans Court JHB 183/68

QA-636

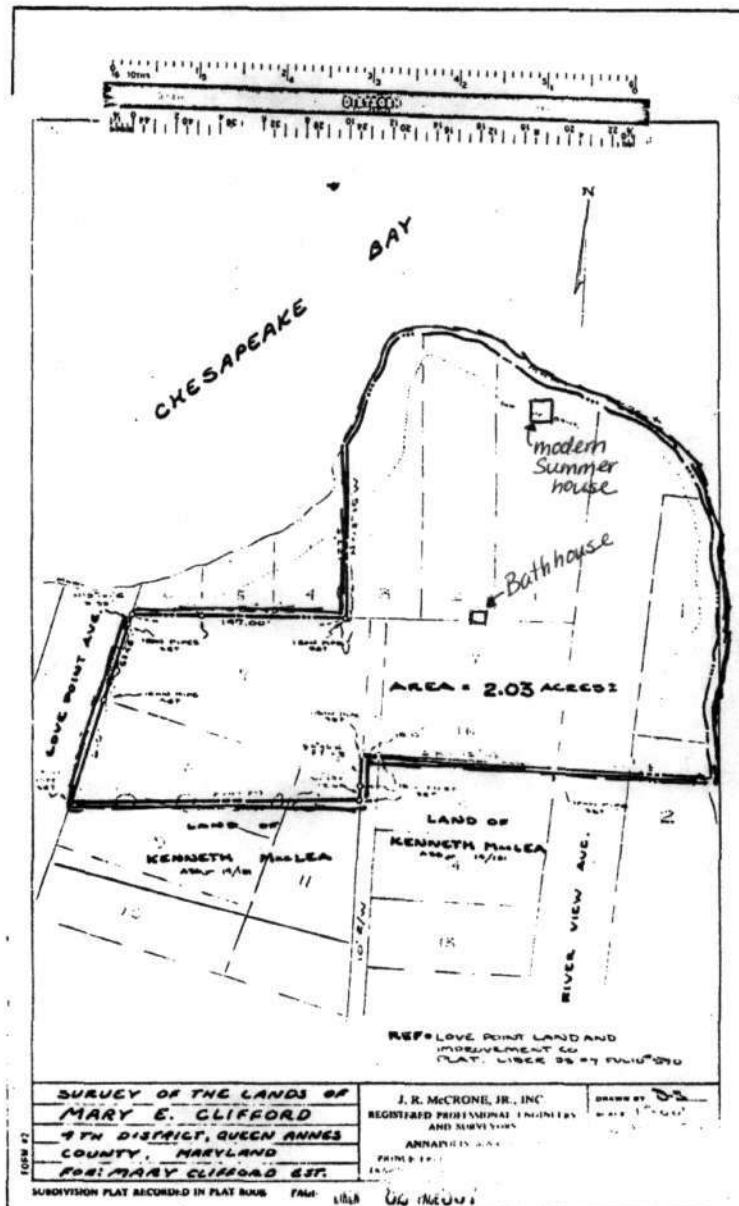


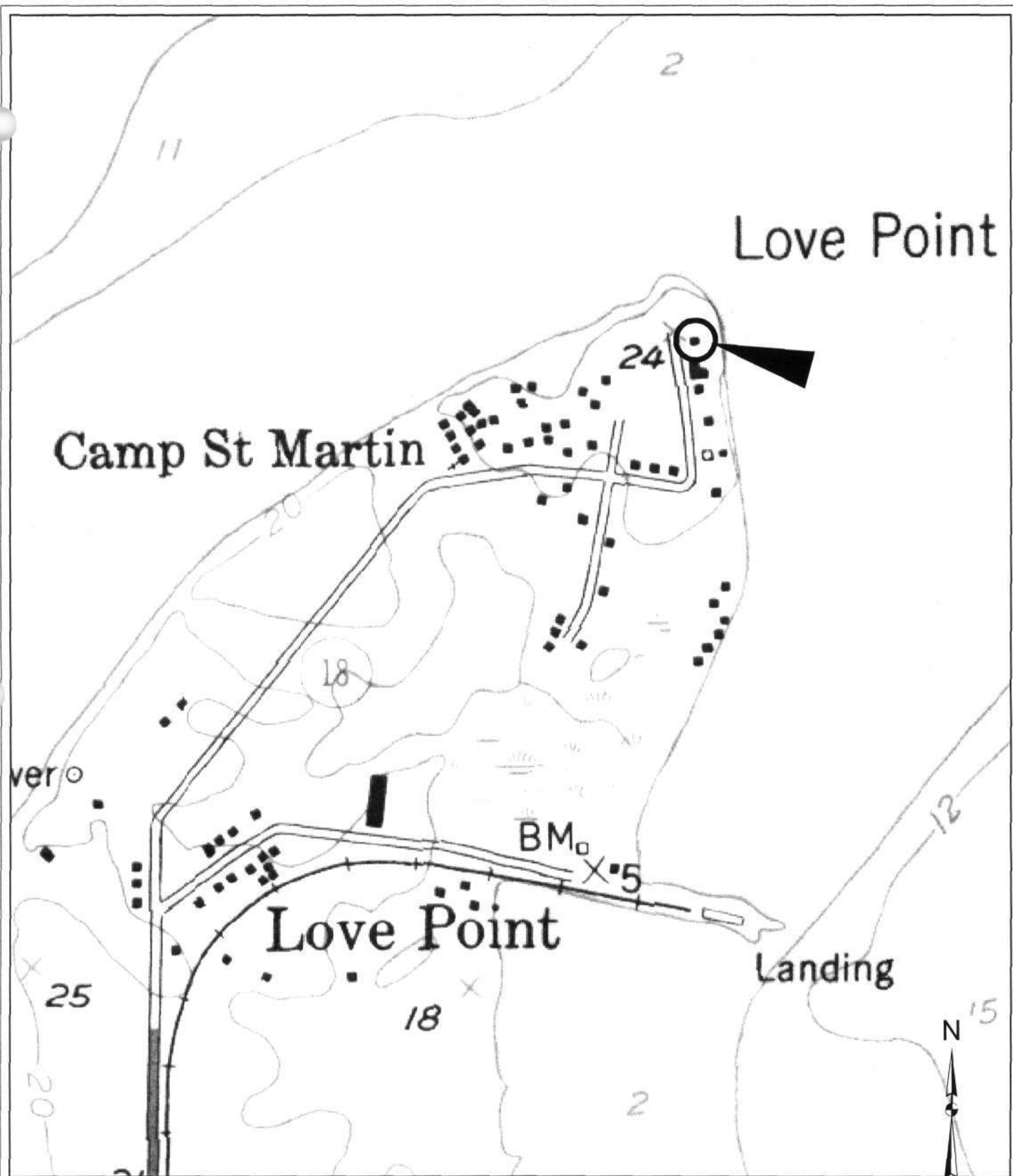
[illegible]

QA-636 - 101 Riverview Road

Stevensville vicinity, Queen Anne's County

1974 Plat filed in Queen Anne's County Land Records, liber CWC 82, folio 367





QA - 636
101 Riverview Road
Stevensville Vicinity, Queen Anne's County Maryland
Love Point, Maryland Quadrangle (1:24,000)

Photo Log

QA-636 – 101 Riverview Road
Photos taken July 16, 2008
By Amanda Apple, Historic Preservation Planner
Queen Anne's County, MD

Photos printed on Epson Premium Glossy Paper with Epson UltraChrome pigmented inks

File Name(s)	Description
QA-636_2008-07-16_01 QA-636_2008-07-16_01.NEF QA-636_2008-07-16_01.TIF	South facade
QA-636_2008-07-16_02 QA-636_2008-07-16_02.NEF QA-636_2008-07-16_02.TIF	West elevation with partially obscured south façade; 1960s summer home stands in background
QA-636_2008-07-16_03 QA-636_2008-07-16_03.NEF QA-636_2008-07-16_03.TIF	North elevation, largely obscured by vegetation, and east elevation
QA-636_2008-07-16_04 QA-636_2008-07-16_04.NEF QA-636_2008-07-16_04.TIF	Remnants of cement steps and pier reaching in to the Chester River from the east shore of the lot



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101 Riverview Rd, Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al.

July 2008 - MD SHPO

South facade

1 of 4



QA-636

101 Riverview Rd, Stevensville
Queen Anne's Co, MD

QAC Dept. of Land Use, et al

July 2008 - MD SHPO

West elevation; 1960's summer home in
background

2 of 4



QA-636

101 Riverview Rd, Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al

July 2008 - MD SHPO

North elevation

3 of 4



QA 636

101 Riverview Rd, Stevensville

Queen Anne's Co., MD

QAC Dept. of Land Use, et al

July 2008 - MD SHPO

Remnants of steps & pier on east
shore of lot

H of 4